NEW DEPOT WILL HELP EAST SIDE

Sales Follow Announcement That Long-Desired Improvement Will Be Made.

FILLS ALSO GIVE IMPETUS

Many Houses and Business Buildings Are Under Construction and Everything Points to Busy Fall Trading in Realty.

The practical certainty that the Southern Pacific Railroad Company will erect a sightly passenger depot at East Morrison and East First streets, for which plans have been prepared, has greatly stimulated property values in that neighborhood. Plans for this structure show a building of concrete blocks, 120x30 feet, provided with waiting-rooms and a sheltered area on the East First street front.

At present the half block between East Morrison and East Alder streets, on East First, is being filled. General Manager O'Brien told the committee from the East Side that he wanted the depot built on solid ground, so it could be made beautiful. He also assured the committee that the building would be completed by the first of the year, which means that work must start very soon.

It is also proposed by East Side citizens to insist on the freight depot, which has long been promised. It is felt among business men that this freight depot is even more necessary than a passenger depot, but the people will wait until the passenger station is built, and then take up the question of erecting the freight depot. It is supposed that the erection of the passenger depot depends somewhat on the progress made on the fills and the move to erect big warehouses in this district. A number of important structures have already been built in this vicinity, including the four-story building of Mitchell, Lewis & Staver. A large warehouse for Parfin & Orendorf, covering nearly an entire block, has also been started. It is proposed to erect the freight depot on East Oak street, between East First and East Second, accessible to lines on both these streets.

Conditions Good, Says Dealer.

"I never saw conditions better for East Side property than right now," said W. H. Mail. "There is constant inquiry for East Side investments from all directions. Some important buildings are projected in the near future, which have not been announced, in addition to those already under way. We can today see more people on Union and Grand avenues than ever before, and with the completion of the Union-avenue bridge over Sullivan's Gulch we will see even greater activity. With big fills under way, buildings going up everywhere and many sales being made, conditions are certainly favorable."

When the Union-avenue bridge is finished across Sullivan's Gulch, which will be done by October 1, it will result in increased rivalry between Union and Grand avenues, as to which shall be the more important street. On Union avenue all stores are occupied. In this district it is thought that the erection of the passenger depot for the Southern Pacific will also tend to promote building improvements. Completion of East Alder street between East Water street and Union avenue will also greatly facilitate the general progressive movement in Central East Portland.

Work on Great Fills.

The Pacific Bridge Company has completed about four miles of temporary trackage all through East Portland, on which to run its gravel trains, and has started on big filling contracts, which mean the moving of at least 4,000,000 cubic yards of material. The far-reaching effect of this movement can hardly be realized at this time. All old residents realize that the flat land between Union avenue and the Willamette River has always held up development, but these low lands are now to disappear. First, the streets are being filled, and then the vacant blocks are to be filled up to grade.

The Pacific Bridge Company has erected a filling plant that cost $200,000 to carry out these big contracts, and is now scooping material from the bottom of the Willamette River and making the fills, deepening and making valuable the East Side water front, where the river has always been shallow. The filling plan includes the filling of the streets first through the district between Belmont street and Hawthorne avenue, so that property-owners may bond their holdings. Then will come the filling of the blocks up to basement level.

Rapid Growth at Vernon.

It is not possible to keep in touch with the progress of building in the residence districts on the East Side, except by frequent personal visits. Buildings are being put up in every section. A remarkable growth may be seen in Vernon, where two or three years ago there was nothing but brush. This section is growing north toward the Columbia Slough. A good class of homes has been erected in this part of the city, but at present it is a purely residence district.

The people of Vernon are much interested in the movement to secure 1600 acres on the Columbia River for a great park. This is part of the proposed system for Portland and it would seem, from the trend of the building movement, that it is in the right direction, for Portland is rapidly spreading from river to river. Walnut Park, between Williams and Union avenues, is filling up with a fine class of homes, and is one of the attractive sections of the city.

Piedmont addition on Union avenue, where there has always been a building restriction, is another scene of construction activity. At Woodlawn and its surroundings there is activity in all directions. Slowly but surely the gravel pits are disappearing, and as the streets are improved these unsightly excavations will finally be filled up, thus removing a great obstacle to advancement. There is already demand for better car service than that now afforded by the Alberta line, which runs to East Twenty-eighth street.

Lower Albina Progressing.

Through the initiative of Councilman Menefee, the streets in Lower Albina have nearly all been improved. Russell street was improved with hard-surface pavement at its lower end. Improvement of these streets has stimulated building. H. N. Mayor, who owns a four-acre tract in Lower Albina, is arranging to build a $50,000 cold-storage plant near the second Albina ferry, where he will have access to transportation both by water and rail. His plans are to handle poultry on a large scale, and do a general cold-storage business. He will probably start work on the building some time this Fall.

The movement to make Albina avenue a 70-foot street northward to the Columbia boulevard is a popular one so far as Lower Albina avenue is concerned, as it will bring to that section a large amount of the travel from the great Columbia Slough district. The grade of Mississippi avenue is nearly prohibitive, but Albina avenue may be made a good general street, so it is urged by all who are working to widen Albina avenue to 70 feet.

Want Park in Albina.

Councilman Menefee also is working to secure the Montgomery tract, a piece of unimproved land in the heart of Lower Albina, for park purposes, a measure which is receiving support by residents. This tract is specially fitted for a park on account of its rolling contour. Prices of property in Lower Albina are advancing, as shown by recent sales. All business houses are occupied. A considerable number of attractive homes are being put up north of Russell street.

At South Mount Tabor, near the schoolhouse, a number of new and handsome homes have been built. Dr. Mackey has just completed a fine home. A large amount of the land at South Mount Tabor has been sold to those who are either building homes or intend to build. Extension of the Hawthorne or the Waverly-Richmond carline is being agitated, which would mean a great deal for that district. In the Jackson addition on West avenue a large number of lots have been sold and homes are being built.

W. E. Shally bought 47 acres of Joseph Crowston for $3000. It is located in section 32, township 1 north, range 6 east. Helen Leland bought more than 12 acres of Amanda McHolland for $9000.

At the Crystal Springs addition Agnes S. Patterson bought something over a block for $3000. This tract is near the end of Hawthorne avenue.

J. Boudinot Beeley bought three acres of J. Woodward for $3000.

A considerable sale was made in Ravenswood, C. W. Sherman selling lots 7 and 8 in block 6 to W. F. Stine for $3000. In Ivanhoe J. W. Wheeler sold to Fred Cane lots -, 15 and 16, block 3, for $3500.

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The tremendous success of **HYDE PARK NO. 1** is still fresh in the minds of the people. Nothing has ever compared with it. The entire tract of 458 lots was sold before the formal day of opening. **HYDE PARK NO. 2** offers the same advantages to home-builders, and is meeting with as rea dy a response. There will not be a lot left in two weeks.

HYDE PARK NO. 2 will have cement walks, cement curbs, graded streets, wide parking, building line and building restrictions; it now has Bull Run water, telephones and electric lights, and better streetcar service than any other part of the city.

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Three or four thousand people will visit the Country Club today. Join the crowd; see the Country Club and **HYDE PARK** in one trip. It will amaze you.

A trip to **HYDE PARK NO 2 TODAY** will convince anyone, whether contemplating home-building or not, that this is **THE** homesite subdivision of Portland. It is now surrounded by a rapidly-growing community. **HYDE PARK NO. 2** is an unheard-of opportunity, and the terms of payment are ridiculously easy.

LOTS $225 AND UP

Come out **TODAY** and select your homesite. See how $125,000 of improvement money is transforming **BELLE CREST** and **HYDE PARK**. Opening prices will increase rapidly. Today presents a ground-floor opportunity for you. Early selections offer best values.

$10 Down--$1 and Up Per Week

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WOUNDS OF HOLCH MORTAL

Bartender Shot by Customer Succumbs at Hospital.

Fred Holch, a bartender, who was shot by Matt Johnson, a laborer, shortly before 12 o'clock Friday night, died at the Good Samaritan Hospital at 10 o'clock yesterday morning and Coroner Norden has called for an inquest, to be held at 10 A. M. tomorrow. The murderer is held in the City Jail without bail, pending the action of the authorities. A formal charge of murder in the first degree will undoubtedly be filed by District Attorney Cameron. The prisoner has already admitted to the police that he fired the fatal shots.

The shooting occured during a drunken row in front of the Nicolai Exchange, a saloon at Twenty-fourth and Nicolai streets. Both men, and the companions as well, are said to have been intoxicated. Neither had met the other previously, it is said. The slain man was unmarried, but the murderer has a wife and family, living at 24 Guild avenue.

WASTE WILL BE CURTAILED

National Conservation Commission Publishes First Schedule.

WASHINGTON, Sept. 12.—The National conservation commission has just made public the first of its schedules on which the inventory of the country's natural resources is being conducted. It is plainly evident from the inquiries being sent out that the commission intends to run down waste in all its varied forms and to devise some means to prevent it. This is apparent in the general schedules to each of the four sections of the commission—waters, forests, lands and minerals.

For example, the schedule relating to lands inquires into waste of soil by erosion. That schedule also suggests waste through "bad agricultural methods." The lands schedule likewise goes into waste in the carrying capacity of the public range in the West. The section on waters is inquiring into how much land capacity of irrigation is wasted by not being irrigated. More important still is its suggestive inquiries tending to show that we are wasting our waterways to an alarming extent by not using them as we should. Perhaps the greatest form of waste brought out in the entire schedule is that relating to water power.

BUY ACRE TRACTS NOW PRICES WILL ADVANCE SOON

It will be to your interest to investigate what we are offering. You can rest assured that these acre tracts will not remain on the market much longer at the present terms. We are selling a flattering number of these acres daily to some of our most prominent people. It only takes a very few dollars to purchase one or more of these acres, and the yearly increase in value is positive. The soil has no equal, and not a foot of waste land to be found.

METZGER ACRE TRACTS

Affords many inducements to the homeseeker. The reasonable prices asked, nearness to the city, fine car service, ideal location, picturesque scenery, invigorating air and climate, the abundance of ever-flowing crystal springs, streams and natural nooks and parks, and numerous other advantages. Just a 30-minute ride from Front and Jefferson streets on the Oregon Electric Line. Go out and look this tract over is all we ask.

PRICE $200 and UPWARDS

PRICE—$200 and up per acre, according to location.
TERMS—10 per cent cash and 3 per cent of the purchase price per month.
INTEREST—6 per cent per annum on deferred payments.
ON CASH PAYMENTS a discount will be allowed.

For particulars and beautiful descriptive plat call at our Portland office, 226-228 Front street, or at Metzger Station. All cars stop at Metzger's.

Herman Metzger, Owner

Office Phones, Main 474—A 1374. Agents and Phone at Station — Main 6409.

The Shade of the Spreading Elm

What could be more HOMELIKE—more pleasing to the eye—more comforting in sunshine—than the shade of the spreading elm? To make ELMHURST a bit different and more HOMELIKE, wide parkings between the sidewalk and curb will be set in elm trees, set far enough apart to permit a full and healthy growth of their mammoth branches. These trees will carry out a scheme of landscape effect that will make ELMHURST the most beautiful subdivision in Portland. We suggest that those who are not familiar with the character of the elm tree visit Nob Hill, where many streets are set out in them. Here may be had an idea of what ELMHURST will offer in natural beauty.

ELMHURST

WHERE THE ELM TREE GROWS

ELMHURST enjoys the distinction of possessing more desirable features for the making of a high-class residence subdivision than can be found on the Pacific Coast.

ELMHURST will have graded streets, cement sidewalks and curbs of the most substantial nature; and now has telephones, electric lights, Bull Run water and has excellent street car service. The work on these improvements is going on NOW.

ELMHURST has a parking 10 feet wide between the sidewalk and curb and two feet wide between the sidewalk and property line. In this parking, at regular intervals, will be set elm trees that will give ELMHURST a uniformity in appearance that cannot be excelled.

ELMHURST will be HOMELIKE. It will appeal to particular people. ELMHURST will be a residence section of TONE.

ELMHURST offers the investor splendid opportunities for profit. Early selections offer best values. Select NOW while improvement work is going on. See ELMHURST tomorrow.

For furrher ELMHURST information,

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